

LEGAL NOTICE
VILLAGE OF SPRING VALLEY
ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Village of Spring Valley, 200 North Main St, Spring Valley, New York 10977 on the **11TH day of March 2026 at 7:00 pm**, to consider the following matters: Anyone desiring additional information on any of these applications should contact the Zoning Board Secretary/ Planning, in the Building Department located in Village Hall at 200 North Main Street, Spring Valley, NY, or by calling (845) 352-1100:

Public Hearing: Variance

43 Division Avenue

The subject property is located on the North side of Division Ave, 100 feet East of Jay Street in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.63 Block 2 Lot 73.2**. The applicant is seeking to demolish the existing Single-Family house and rebuild a Two-Family Dwelling. The variances requested are as follows: Minimum Lot Area 10,000 SF required, 8,811 SF proposed. Lot Width: 100 feet required, 71.64 feet proposed; Front Yard: 25 feet required; 25 feet proposed; Side Yard Setback: 15 feet required; 10 feet proposed; Rear Yard: 20 feet required; 10 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed. Street Frontage: 70 feet required, 74.4 feet proposed. Floor Area Ratio (FAR) 0.65% required, 0.65% proposed. Building Height 35 feet required 35 feet proposed; Number of Stories 3 required 3 proposed; Number of Parking 4 required 4 proposed.

Applicant: Mayer Rosenberg

30 Jacaruso Drive

The subject property is located on the South side of Jacaruso Drive, 900 feet East of S Rigaud Rd in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.53 Block 2 Lot 21**. The applicant is seeking to demolish the existing Single-Family house and rebuild a Single-Family Dwelling. The variances requested are as follows: Minimum Lot Area 7,000 SF required, 5053 SF proposed. Lot Width: 70 feet required, 42.2 feet proposed; Front Yard: 25 feet required; 31 feet proposed; Side Yard Setback: 15 feet required; 10 feet proposed; Rear Yard: 20 feet required; 10 feet proposed; Total Side Yard: 20 feet required; 10 feet proposed. Street Frontage: 70 feet required, 42.09 feet proposed. Floor Area Ratio (FAR) 0.65% required, 0.80% proposed. Building Height 35 feet required 35 feet proposed.

Applicant: Aharon Tager

6 N Rigaud Road

The subject property is located on the East side of N Rigaud Road, 0 ft South of Merrick Drive in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.53 Block 1 Lot 1.1-201**. The applicant proposes adding a deck. The variances requested are as follows: Side Yard deck required 10 feet, proposed 0'.

Applicant: Chaim Parnes

14 S Rigaud Road

The subject property is located on the East side of South Rigaud Road, 37 feet South of Rigaud Road in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 49.68 Block 2 Lot 58**. The applicant is seeking to build an addition to a one-family semi-attached dwelling. The variances requested are as follows: Minimum Lot Area 7,000 SF required, 3,804 SF proposed. Lot Width: 70 feet required, 37.5 feet proposed; Side Yard: 15 feet required; 10 feet proposed; Total Side Yard: 20 feet required; 10 feet proposed. Street Frontage: 70 feet required, 37.5 feet proposed.

Applicant: Tzvi & Sheva Schwartz

37 Yale Drive

The subject property is located on the South side of Yale Drive, 277 feet East of Charles Lane in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 49.76 Block 1 Lot 56**. The applicant is seeking to build an addition to a Two-Family Dwelling. The variances requested are as follows: Side Yard: 15 feet required; 8.6' feet proposed; Total Side Yard: 30 feet required; 21 feet proposed.

Applicant: Cong Chasdei Meir Inc.

19 Elener Lane

The subject property is located on the North side of Elener Lane, 124 feet East of Nancy Lane in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.53 Block 1 Lot 28**. The applicant is seeking to build a Two-Family Dwelling. The variances requested are as follows: M Front Yard: 25 feet required; 20 feet proposed; Side Yard: 15 feet required; 10 feet proposed; Rear Yard : 20 feet required; 10 feet required; Total Side Yard: 30 feet required; 20 feet proposed.

Applicant: 19 Elener Lane LLC